Claims

- 1. A DNA construction for regulating the expression of a virus structural protein gene by using a recombinase and its recognition sequence wherein a promoter, the recombinase recognition sequence, a drug resistance gene, a polyA addition signal, the recombinase recognition sequence, the virus structural protein gene and a polyA addition signal are arranged in this order.
- 2. A DNA construction for regulating the expression of a foreign gene by using a recombinase and its recognition sequence wherein the LTR of a retrovirus genome and a packaging signal are followed by the recombinase recognition sequence, a drug resistance gene, a polyA addition signal, the recombinase recognition sequence, the foreign gene and LTR arranged in this order.
- 3. The DNA construction as set forth in Claim 1, wherein the promoter is CAG.
- 4. The DNA construction as set forth in Claim 1 or 2, wherein the recombinase and its recognition sequence is Cre recombinase and an loxP sequence.
- 5. The DNA construction as set forth in Claim 1 or 2, wherein the drug resistance gene is a neomycin resistance gene, a puromycin resistance gene or a hygromycin resistance gene.
- 6. The DNA construction as set forth in Claim 1 or 2, wherein the drug resistance gene is a low-efficient drug

resistance gene or a short-lived transcript drug resistance gene having a base sequence of a short-lived mRNA of a drug resistance gene.

- 7. The DNA construction as set forth in Claim 6, wherein the low-efficient drug resistance gene or short-lived transcript drug resistance gene is one originating in a neomycin resistance gene, a puromycin resistance gene or a hygromycin resistance gene.
- 8. A short-lived transcript drug resistance gene characterized by having a base sequence of a short-lived mRNA of a neomycin resistance gene, a puromycin resistance gene or a hygromycin resistance gene.
- 9. The short-lived transcript drug resistance gene as set forth in Claim 8, wherein the mRNA has been made short-lived by using an mRNA unstabilizing signal originating in c-fos.
- 10. The DNA construction as set forth in Claim 1 or 2, wherein the polyA addition signal is one originating in SV40 or $\beta\text{-globin}\,.$
- 11. The DNA construction as set forth in Claim 1, wherein the retrovirus structural protein gene is a DNA encoding vesicular stomatitis virus (VSV) G protein (VSV-G).
- 12. The DNA construction as set forth in Claim 2, wherein the retrovirus genome is one originating in Moloney murine leukemia virus (MoMLV).
 - 13. The DNA construction as set forth in Claim 2, wherein

the retrovirus genome is one originating in a lentivirus.

- 14. The DNA construction as set forth in Claim 2, wherein the foreign gene is a gene to be transferred into cells for gene therapy.
- 15. The DNA construction as set forth in Claim 14, wherein the gene to be transferred into cells is a gene of a cytotoxic protein.
- 16. The DNA construction as set forth in Claim 1 for regulating the expression of a virus structural protein by using a recombinase and its recognition sequence wherein a CAG promoter, an loxP sequence, a drug resistance gene, a polyA addition signal, an loxP sequence, a VSV-G gene and a polyA addition signal are arranged in this order.
- 17. The DNA construction as set forth in Claim 2 for regulating the expression of a foreign gene by using a recombinase and its recognition sequence wherein the LTR of a retrovirus genome and a packaging signal are followed by an loxP sequence, a drug resistance gene, a polyA addition signal, an loxP sequence, the foreign gene and LTR arranged in this order.
- 18. A prepackaging cell for producing a retrovirus vector wherein the DNA construction as set forth in Claim 1 has been transferred into a retrovirus gag-pol-producing cell.
- 19. A prepackaging cell containing a virus genome for producing a retrovirus vector wherein the DNA construction as set forth in Claim 2 has been transferred into a retrovirus gag-pol-env-producing cell.

- 20. The prepackaging cell as set forth in Claim 19 for producing a retrovirus vector wherein the retrovirus envelope protein (env) is one originating in an ecotropic or amphotropic murine leukemia virus.
- 21. A prepackaging cell containing a virus vector DNA for producing a retrovirus vector wherein DNA constructions as claimed in Claims 1 and 2 have been transferred into a retrovirus gag-pol-producing cell.
- 22. The prepackaging cell as set forth in any of Claims 18, 19, 20 and 21 for producing a retrovirus vector wherein the retrovirus is murine leukemia virus (MLV).
- 23. The prepackaging cell as claimed in any of Claims 18, 19, 20 and 21 for producing a retrovirus vector wherein the retrovirus is originated from a lentivirus.
- 24. A process for preparing a retrovirus vector for gene therapy which comprises transferring a DNA with the recombinase expression into a prepackaging cell containing a virus genome as claimed in Claim 19 or 21.
- 25. A retrovirus vector for gene therapy prepared by the process as claimed in Claim 24.
- 26. A process for preparing a retrovirus vector for gene therapy which comprises transferring into retrovirus gag-pol-producing cells a DNA construction wherein a promoter, a recombinase recognition sequence, a drug resistance gene, a polyA addition signal, a recombinase recognition sequence, a virus structural protein gene and a polyA addition signal are

arranged in this order and another DNA construction wherein the LTR of a retrovirus genome and a packaging signal are followed by a recombinase recognition sequence, a drug resistance gene, a polyA addition signal, a recombinase recognition sequence, a foreign gene and LTR arranged in this order, and then further transferring a DNA with the recombinase expression thereinto.

- 27. A process for preparing a retrovirus vector for gene therapy which comprises transferring into retrovirus gagpol-env-producing cells a DNA construction wherein the LTR of a retrovirus genome and a packaging signal are followed by a recombinase recognition sequence, a drug resistance gene, a polyA addition signal, a recombinase recognition sequence, a foreign gene and LTR arranged in this order, and then further transferring a DNA with the recombinase expression thereinto.
- 28. A process for preparing a retrovirus vector for gene therapy which comprises transferring into retrovirus gagpol-producing cells containing a retrovirus genome encoding a foreign gene a DNA construction wherein a promoter, a recombinase recognition sequence, a drug resistance gene, a polyA addition signal, a recombinase recognition sequence, a virus structural protein gene and a polyA addition signal are arranged in this order, and then further transferring a DNA with the recombinase expression thereinto.
- 29. The process for preparing a retrovirus vector as set forth in any of Claims 24, 26, 27 and 28 whereby a pseudotyped retrovirus is prepared, characterized in that a negatively

charged, high-molecular weight substance is contained in the liquid culture medium.

- 30. A process for preparing a retrovirus vector whereby a pseudotyped retrovirus is prepared, characterized in that a negatively charged, high-molecular weight substance is contained in the liquid culture medium.
- 31. The process for preparing a retrovirus vector as set forth in Claim 29 or 30, wherein the negatively charged, high-molecular weight substance is one selected from among heparin, heparan sulfate and chondroitin sulfate.
- 32. The process for preparing a retrovirus vector as set forth in Claim 29 or 30, wherein the pseudotyped retrovirus is Moloney murine leukemia virus.
- 33. The process for preparing a retrovirus vector as set forth in Claim 29 or 30, wherein the pseudotyped retrovirus is originated from a lentivirus.